



CITY ECONOMIC DEVELOPMENT OFFICE

BUSINESS AND REAL ESTATE NEWS

DECEMBER 3, 2013

Businesses that are coming soon, have opened recently or have/will experience changes:

Pita Poche – will be locating in Falls Plaza, on the Staples end (old bagel/donut shop), steak and chicken shawarma (seasoned, grilled, shaved meat sandwiches); Mediterranean style. 1112 W. Broad Street. New tenant not moving quickly but construction finally began a few weeks ago. Same owner as Burger 7. Opening date currently unknown.

Ortho Urgent Care – Coming Soon, occupancy permit issued. Two separate uses under construction in the ground floor of the Broadway at 502 W. Broad. “Professional Sportscare” services will also be offered at this location.

Clare and Don’s Beach Shack – 130 N. Washington - A City variance has been approved for this restaurant to build a 600 SF second/upper level deck that will be above the existing outdoor seating area. New deck to officially open in Spring 2014. And dogs are now “officially” approved (via Fairfax County health variance) to accompany their owners in Clare and Don’s patio area!

Dogwood Tavern has completed construction on a new “mezzanine” level above their existing back patio that features a 15 seat full service bar with draft beverages and televisions for sporting events.

Pilin awning - You may have noticed that the old discolored yellow awning for Pilin, Dominion Camera, Floris and Ruby Cash has been replaced with a new blue awning, thanks to those businesses and their landlord! Big improvement!

Taco Bell – at 935 W. Broad is requesting permission to make improvements to their building and site (landscaping, sign, new paint, repaving and regrading parking lot, etc.). That work is expected to start in the spring.

CVS/134 W. Broad – now has a Minute Clinic: <http://www.minuteclinic.com/> (on-site medical care by nurse practitioners and physicians assistants).

Mixed Use Project News:

Reserve at Tinner Hill Project (old Saab site) – Fresh Market lease has been signed! Project groundbreaking anticipated in early 2014; delivery no later than June 2016 and hopefully earlier. Retail brokerage firm for project (<http://www.thereserveattinnerhill.com/>) is already marketing. They reports already very strong interest for the ground floor space, even despite the fact that the space won’t deliver for another two+ years!

Rushmark/Harris Teeter Project – site plan for this project was approved unanimously by the Planning Commission on 12/1/13. Groundbreaking is anticipated by mid-to-late January, followed by a lengthy construction period (lots of underground parking) and completion of the project mid-late 2016.

Spectrum ground floor commercial – (444 W. Broad) was recently sold to Woodmont Properties (also own/manage West End Plaza) for \$10,610,900. A new eye doctor has purchased and moved into space in 431 Park (Spectrum office condos). <http://www.virginia-lasik.com/lasik-surgery/lasik-doctor-virginia/about-doctor-anh-nguyen..>

Byron – (513 W. Broad St.) **All of the commercial space in this building is now committed or occupied!** Primary Care Associates (relocating from Arlington) has purchased the former Pilates space; they hope to open on January 1, 2014. A lease for a new yoga studio (Blue Nectar) has been signed for the last/end ground floor retail space fronting on Broad Street. They also hope to open in January 2014.

Northgate – (472 – now 450 - N. Washington St.-old Pearson Funeral Home) Project now expected to deliver in mid to late February. Their apartment leasing slogan is “Big Living in the Little City” <http://www.northgatefallschurch.com/>. ADU unit lottery winners chosen. In re: **TREE REMOVAL details** = part of the median and many existing trees in front of this project were removed to accommodate a southbound left turn lane. The median will be rebuilt and replanted with 7 Willow Oaks, roses, juniper shrubs, and ornamental grasses. The trees removed were Ash trees (highly susceptible to the threat of Emerald Ash Borer insects). Steady progress on leasing retail and office space reported.

Shopping Center News:

300 S. Washington – (Meat in a Box shopping center/corner of W. Annandale) has completed streetscape and façade renovation. Smashburger (<http://smashburger.com>) will open in January; they were delayed from their early December date due to utility work. Ayoub Carpet and Floor is also going into the shopping center, next to Meat in a Box. Late 2013/early 2014 opening date for another signed tenant – Vapor Solutions (electronic cigarettes).

Real Estate/Construction/Other News: –

Easter Seals Day Care/300 Hunton Avenue - A new \$3+ million Easter Seals facility has reopened at this location. Old Easter Seals location on Cherry Street accommodated 76 children; this facility will accommodate 162. Grand opening ceremony set for January 9, 2014.

Anthony’s –has signed a lease! They will be moving into the new Bill Page Honda shopping center at Route 50 and Annandale Road (old demolished Westlawn Grocery & Post Office Shopping Center). They hope to open this new location in the Spring (March or April?). <http://anthonyrestaurantva.com/>.

500/510 Annandale Road – Pulmonary & Medical Associates (<http://www.pmaofnova.com/>) has relocated from Arlington and taken occupancy of their new building (500). Significant improvements made to the interior of the building, including a new elevator in one of their two buildings.

105 N. Maple/Odd Fellows – Kerns Group Architects, an Arlington architectural firm, has still not closed on the property but are expected to soon. They are now seeking permits to make improvements to the building and will be seeking a tenant to occupy the lower level of the building.

Good Fortune Grocery Store at Eden Center - Groundbreaking on construction occurred 8/1/13. New store will hopefully open in March of 2014. Former National Wholesale Liquidators building was downsized by about half to 44K SF, to provide more parking.

Hilton Garden Inn/706 W. Broad – Parking deck is now under construction. HGI will now accept reservations for dates after 6/15/14. 2,635 SF conference/meeting room. Will have a shuttle to metros. <http://hiltongardeninn3.hilton.com/en/hotels/virginia/hilton-garden-inn-falls-church-DCAFCGI/index.html>.

See a City marketing map with info on City projects and lots of retail/restaurant locations here:

www.fallschurchva.gov/content/government/departments/economicdevelopment/2013docs/marketingmap.pdf

Questions in re: this report? 703-248-5491 or bwitsman@fallschurchva.gov

City’s 24/7 available commercial space database: <http://bit.ly/CommercialDatabaseCFC>

FALLS CHURCH RESTAURANT GUIDE HERE: www.fallschurchva.gov/Dining

The City of Falls Church is committed to the letter and spirit of the Americans with Disabilities Act. This document is available in an alternate format upon request: 703-248-5491 (TTY 711).